

ABSTRACT

TITLE: *Mill Building Reuse: A Survey of Current Mill Conditions and the Market for Mill Space*

SUBJECT: Vacant mill space in Rhode Island and its potential for reuse

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ABSTRACT: This technical report provides a brief and general survey of vacant mill space in Rhode Island, with an emphasis on those communities where the greatest concentrations of the resource exist. It examines the current market for mill buildings to evaluate the longstanding state policy to promote mill reuse, and, if necessary, to determine how this policy can be better implemented.

PREFACE

The State of Rhode Island has a longstanding policy of promoting the rehabilitation and reuse of vacant or partially utilized mill buildings. This technical paper reviews the current condition and market for mill space in Rhode Island, based on site visits and interviews with economic development practitioners, planners, and real estate experts, and considers whether the state should continue this policy. It also includes recommendations for implementing this policy, e.g., by expanding and improving tax incentive programs.

Mill Building Reuse: A Survey of Current Mill Conditions and the Market for Mill Space is a follow-up to the *Industrial Land Use Plan*, State Guide Plan Element 212. The *Industrial Land Use Plan* has recently undergone an extensive revision adopted by the State Planning Council on August 10, 2000. The plan recommends refocusing on mill buildings as future sites for industry.

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This paper incorporates a system whereby all references in this paper are cited by a number in double parentheses. These numbers correspond to the numbered references in the Bibliography. The authors credit a direct quotation by using the reference number from the Bibliography, followed by the number of the page on which the quotation is found in the reference. Under this system, quoted or paraphrased material from page 22 of the ninth reference listed in the Bibliography would be cited ((9:22)). Narrative that relies on significant portions of one or more references, and footnotes that clarify the text, will be identified by reference number only (e.g., ((9))).